

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: Patricia Denise Harvey

Debtor(s)

CHAPTER 13

U.S. BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR PENNSYLVANIA HOUSING
FINANCE AGENCY

Movant

NO. 16-14032 ELF

vs.

Patricia Denise Harvey

Debtor(s)

11 U.S.C. Sections 362 and 1301

William C. Miller Esq.

Trustee

ORDER

AND NOW, this 5th day of May, 2021, after a hearing, and for the reasons stated in court, it is:

ORDERED THAT: the Motion for Relief from the Automatic Stay is **GRANTED** and that the automatic stay under 11 U.S.C. Section 362 and the Co-Debtor Stay under Section 1301 (as applicable) of the Bankruptcy Code, are **MODIFIED** with respect to the subject premises located at 716 Juniper Street, Philadelphia, PA 19147 ("Property), so as to allow Movant, its successors or assignees, to proceed with its rights and remedies under the terms of the subject Mortgage and pursue its *in rem* State Court remedies including, but not limited to, taking the Property to Sheriff's Sale, in addition to potentially pursuing other loss mitigation alternatives including, but not limited to, a loan modification, short sale or deed-in-lieu of foreclosure. Additionally, any purchaser of the Property at Sheriff's Sale (or purchaser's assignee) may take any legal action for enforcement of its right to possession of the Property.



ERIC L. FRANK.
UNITED STATES BANKRUPTCY JUDGE